

GRANT DEED

JOHNSON, INC., a corporation, Grantor, for a valuable consideration, receipt of which is hereby acknowledged, does hereby grant to CITY OF RIVERSIDE, a Municipal Corporation, the real property in the County of Riverside, State of California, described as:

That portion of Lots 10 and 11 as shown on Map of VICTORIA RANCH on file in Book 4 page 59 of Maps, records of Riverside County, California, particularly described as follows:

Beginning at a point in the center line of that certain Deed to the City of Riverside on file in Book 510 page 73 of Official Records of Riverside County, California, which bears North $38^{\circ} 59' 30''$ East, a distance of 722.49 feet from the center line of Victoria Avenue as shown on said Map;

Thence North $32^{\circ} 53' 30''$ East, a distance of 173.59 feet to the center line of Arroyo Drive;

Thence along the center line of Arroyo Drive on the following described courses and distances;

Thence South $47^{\circ} 01' 30''$ East, a distance of 43.63 feet;
Thence South $53^{\circ} 38'$ East, a distance of 22.75 feet;
Thence South $67^{\circ} 25'$ East, a distance of 25.70 feet;
Thence South $74^{\circ} 40'$ East, a distance of 30.50 feet;
Thence South $54^{\circ} 31'$ East, a distance of 70.60 feet;
Thence South $68^{\circ} 33'$ East, a distance of 76.44 feet;
Thence South $50^{\circ} 29'$ East, a distance of 73.55 feet;
Thence South $60^{\circ} 26'$ East, a distance of 35.30 feet;
Thence South $49^{\circ} 4'$ East, a distance of 43.07 feet;
Thence South $63^{\circ} 41'$ East, a distance of 30.26 feet;
Thence North $31^{\circ} 05'$ East, a distance of 42.30 feet;
Thence North $60^{\circ} 26'$ East, a distance of 66.32 feet;
Thence South $73^{\circ} 54'$ East, a distance of 27.52 feet;
Thence North $76^{\circ} 01'$ East, a distance of 251.95 feet;
Thence North $37^{\circ} 20'$ East, a distance of 72.45 feet to the Northwest corner of Lot 9 of said Victoria Ranch, also shown on Record of Survey on file in Book 10 page 34 thereof, records of Recorder's Office, Riverside County, California;

Thence South $17^{\circ} 59'$ East along the Westerly line of said Lot 9, a distance of 47.66 feet;

Thence South $67^{\circ} 20'$ West, a distance of 45.70 feet;

Thence Westerly on a curve concave to the Northwest, having a radius of 347.5 feet through an angle of $30^{\circ} 41'$, a distance of 52.66 feet;

Thence South $76^{\circ} 01'$ West, a distance of 93.37 feet;

Thence Westerly on a curve, concave to the North, having a radius of 327 feet, through an angle of $20^{\circ} 00'$, a distance of 126.57 feet;

Thence North $32^{\circ} 59'$ West, a distance of 92.42 feet;

Thence Northwesterly on a curve, concave to the Northeast, having a radius of 277 feet through an angle of $23^{\circ} 39'$, a distance of 113.36 feet;

Thence North $60^{\circ} 26'$ West, a distance of 36.31 feet;

Thence Northwesterly on a curve concave to the Northeast, having a radius of 137.5 feet through an angle of $9^{\circ} 57' 00''$, a distance of 32.56 feet;

Thence North 50° 29' West, a distance of 40.16 feet;
Thence Northwesterly on a curve, concave to the Southwest,
having a radius of 112.5 feet, through an angle of 12° 21' 40", a
distance of 24.27 feet;
Thence North 2° 50' 40" West, a distance of 275.25 feet;
Thence Northwesterly on a curve concave to the Southwest,
having a radius of 225 feet, through an angle of 23° 15' 50", a
distance of 110.99 feet;
Thence South 83° 53' 30" West, a distance of 70.41 feet;
Thence North 00° 01' 30" West, a distance of 30 feet to the
point of beginning.

DATED: 1/15/53, 1953

JOHNSON, INC., a corporation,

By R. H. Walter
Vice President

By /s/J. L. Simpson
Asst. Secretary

STATE OF CALIFORNIA } ss.
COUNTY OF RIVERSIDE }

On this _____ day of _____, 1953, before me
_____, a Notary Public in and for said
County and State, personally appeared _____
known to me to be the President and _____
known to me to be the Secretary of the Corporation that executed the
within instrument, and known to me to be the persons who executed
the within instrument on behalf of the Corporation therein named,
and acknowledged to me that such Corporation executed the same.

WITNESS my hand and official seal the day and year in this
certificate first above written.

Notary Public in and for said
County and State.

1 State of California,)
County of Riverside.) ss.

2
3 ON THIS _____ day of _____, A. D., 1953, before me,
4 _____, a Notary Public in and for said
5 County and State, personally appeared ROMAN FALCON, known to me to be the
6 person whose name is subscribed to the within instrument, and acknowledged to
7 me that he executed the same.

8 IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal
the day and year in this certificate first above written.

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11 _____
Notary Public in and for said County and State
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16 State of California,)
County of Riverside.) ss.

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18 ON THIS _____ day of _____, A. D., 1953, before
19 me, _____, a Notary Public in and for said
20 County and State, personally appeared JENNIE FALCON, known to me to be the
21 person whose name is subscribed to the within instrument, and acknowledged to
22 me that she executed the same.

23 IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal
the day and year in this certificate first above written.

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26 _____
Notary Public in and for said County and State
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